

## SE Oralabor Rd. and SE Delaware Ave. Roadway and Traffic Signal Improvements

## Compensation Estimate

Parcel No. 42 Project No. NHSX-160-1(13)--3H-77 County Polk

Record Owner(s): All Iowa Home Center, LLC

Owner's Mailing Address: 2335 230th Street, Ames, Iowa 50014-6303

Tenant(s): N/A

Tenant(s) mailing address: N/A

Subject Property address: 700 SE Oralabor Road, Ankeny, Iowa 50021

This property is described as: As shown on the Temporary Easement Plat attached hereto as Exhibit "A"

Basis for land value estimate: Values obtained using data from Polk County Assessor's website. Values rounded up to the nearest 5.

<b>Fee Title</b>	<u>0</u>	Sq Ft Purchased	x <u>\$2.17</u>	= ( <u>94,535</u> / <u>43,560</u> )	Land Value per Acre / Square Feet per Acre	=	<u>\$0.00</u>
<b>Permanent Easement</b>	<u>0</u>	Sq Ft of Easement	x <u>\$0.00</u>	= ( <u>2.17</u> x <u>0%</u> )	Land Value per Sq Ft x Reduction in Value of Easement Area	=	<u>\$0.00</u>
<b>Temporary Easement</b>	<u>4,186</u>	Sq Ft Rented	x <u>\$0.22</u>	= ( <u>2.17</u> x <u>10%</u> )	Land Value per Sq Ft x Land Rental Rate per Year	x <u>2.0</u> # of Years	= <u>\$1,845.00</u>

<b>Other considerations:</b>	<b>Qty</b>	<b>Description</b>	<b>Unit Cost</b>
	<u>0</u>		x _____ = <u>\$0.00</u>
	<u>0</u>		x _____ = <u>\$0.00</u>
	<u>0</u>		x _____ = <u>\$0.00</u>
	<u>0</u>		x _____ = <u>\$0.00</u>
	<u>0</u>		x _____ = <u>\$0.00</u>
	<u>0</u>		x _____ = <u>\$0.00</u>
	<u>0</u>		x _____ = <u>\$0.00</u>
<b>Total Estimate</b>			= <u>\$1,845.00</u>

## Certification:

I hereby certify that I am familiar with the property which is the subject of this estimate, that the estimate is based upon data contained in the files of the Agency, that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

\*Compensation for R/W fence to be by fixed schedule or in accord with Section 6B.44 Code of Iowa

Approved by:

DATE OF ESTIMATE

Mark Mueller  
6/22/16

Signed Andy Flay 6/13/16

DATE